



## Wylie Planning and Zoning Commission

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**Minutes**  
**Wylie Planning & Zoning Commission**  
**Tuesday July 18, 2017 – 6:00 pm**  
**Wylie Municipal Complex – Room 230 Conference Room**  
**300 Country Club Road, Building 100**

### **CALL TO ORDER**

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The Planning and Zoning Commission was called to order at 6:00 p.m. A quorum was present. Commissioners present were: Chair Ron Smith, Commissioner Roger Myers, Commissioner Randy Owens, Commissioner Bryan Rogers, Commissioner Brad Emerson, and Commissioner Mike McCrossin. Commissioner Sonia Ahmed was absent.

Staff present was Renae' Ollie, Development Services Director, Kevin Molina, Planner, and Mary Bradley, Administrative Assistant.

### **INVOCATION & PLEDGE OF ALLEGIANCE**

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Commissioner McCrossin gave the Invocation. Commissioner Myers led the Pledge of Allegiance.

### **ELECTION OF CHAIR AND VICE CHAIR**

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1. Motion to nominate Vice Chair.

A motion was made by Commissioner McCrossin, and seconded by Commissioner Myers to nominate Commissioner Owens to Vice Chair. Motion carried 6 – 0.

2. Motion to nominate Chair.

A motion was made by Commissioner McCrossin, and seconded by Vice Chair Owens to nominate Commissioner Smith to Chair. Motion carried 6 – 0.

### **CITIZENS COMMENTS**

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Chair Smith opened the Citizens Participation.

Chair Smith welcomed newly appointed Commissioners. Commissioner Emerson stated that he owns his own construction business and desired to get more involved with the

City of Wylie. Commissioner Rogers stated that he owns his company on designing commercial company.

Chair Smith closed the Citizen Participation.

## **CONSENT ITEMS**

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1. Consider and act upon approval of the Minutes from the June 20, 2017, Regular Meeting.

### **Board Action**

A motion was made by Commissioner McCrossin and seconded by Vice Chair Owens to approve the minutes for June 20, 2017, as submitted. Motion carried 6 – 0.

## **REGULAR AGENDA**

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### **Regular Agenda**

#### **Item 1 – Site Plan Primrose School**

Consider, and act upon a Site Plan for Primrose School on Lot 4, Block A, Zlan Corner Addition, generally located east of the intersection of Country Club Road and W Brown Street. (1615 W. Brown).

### **Staff Presentation**

Mr. Molina stated that the property is Lot 4 of the Zlan Corner Addition and totals 5.873 acres. The applicant desires to develop a one story day care center for Primrose School on 2.47 acres and leave the remaining land vacant.

The day care facility use requires four parking spaces per classroom, and the applicant is proposing 11 classrooms with 46 parking spaces, and three handicapped spaces.

The applicant has also received approval from the fire department for only providing one point of access to the lot as opposed to the two points of access requirement in the subdivision regulations.

### **Board Discussion**

Mr. Clay Cristy, Clay Moore Engineering, 1903 Central Drive, Suite 406, Bedford, Texas, Engineer for the project stated the building will have fire sprinklers throughout the building.

The existing metal building on the property will be torn down.

Mr. John Finnemore, applicant for Primrose Schools, stated that parents will park and walk their child into the building. The door will be key coded for security.

### **Board Action**

A motion was made by Commissioner Myers and seconded by Commissioner McCrossin to approve the Site Plan for Primrose School. Motion carried 6 – 0.

### **Item 2 – Preliminary Plat Woodbridge Townhomes**

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for Woodbridge Townhomes, establishing 370 single family residential lots and 13 open space lots on 51.916 acres, generally located on the southwest corner of Hooper Road and Hensley Road.

### **Staff Presentation**

Mr. Molina stated that the preliminary plat proposes to create Woodbridge Townhomes. The plat will create 370 single-family residential lots, and 13 open space lots on 51.916 acres.

The property is part of an overall Planned Development Ordinance 2017-17 and is consistent with the PD conditions set forth.

The item will be considered by City Council on August 8, 2017.

The plat is recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

### **Board Action**

A motion was made by Vice Chair Owens and Commissioner Rogers, to recommend approval to the City Council for Preliminary Plat Woodbridge Townhomes. Motion carried 6 – 0.

### **Item 3 – Regular Scheduled Time Change for Meetings**

Remove from Table.

A motion was made by Commissioner McCrossin, and seconded by Commissioner Meyers to remove the item from the table.

Consider, and act upon changing the regular scheduled meeting time to start at 6:30pm in lieu of 6:00pm

### **Staff Presentation**

Ms. Ollie stated that the item was brought before the Commission, and tabled to this meeting. The Board can either table it until new Commissioner is appointed, with Commissioner Ahmed resigning.

Chair Smith polled the Commissioners and all were in favor of not changing the time.

### **Board Action**

A motion was made by Commissioner Rogers and seconded by Commissioner McCrossin to keep the time the same and not changing from 6:00pm to 6:30pm. Motion carried 6 – 0.

### **MISCELLANEOUS**

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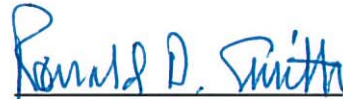
Ms. Bradley stated that the next meeting is on August 1, 2017.

Ms. Bradley stated that Commissioner Ahmed is resigning due to moving to Sachse. All Commissioners stated that they will miss her and enjoyed her input.

### **ADJOURNMENT**

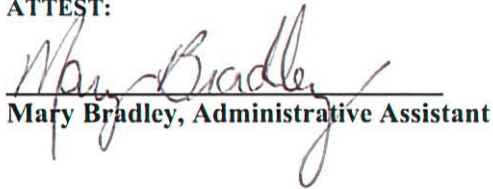
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A motion was made by Commissioner McCrossin, and seconded by Vice Chair Owens to adjourn the meeting. All Commissioners were in consensus.



**Ron Smith, Chair**

ATTEST:

  
**Mary Bradley, Administrative Assistant**